

THE STATE OF TEXAS,

County of

Mason

Know all Men by these Presents:

THAT

we J. R. Stiles and S. A. Stiles husband
and wife M. Cullochof the County of McClulloch and State of Texas, in considerationof the sum of One thousand (\$1000.00) DOLLARS,~~paid and secured to be paid by~~ to us in hand paid by R. P. Cobb the receipt
of which we hereby acknowledge

as follows:

have GRANTED, SOLD AND CONVEYED, and by these Presents do GRANT, SELL AND CONVEY, unto the said

R. P. Cobbof the County of Mason and State of Texas, all that certaintract or parcel of land lying and being Situate in the County
of McClulloch and State of Texas about 18 1/2 miles S. 32° E. from Center
of said County. And being out off State Sec. No 20 as surveyed for the
State by virtue of D. R. R. less Certificate NoBeginning at a rock mound set for the S. E. Cor. of Survey
No 203 in the corner of E. G. Greaser from which a P.O. 10 in dia brs
S. 55° E. 4 Varas, another P.O. 6 in dia brs S. 73 1/2° E. 4 Varas,Thence South 10 6/4 Varas to a rock mound for the S. W. Cor.
of this SurveyThence East 535 Varas to a Stake and mound for the S. E.
Cor. of this SurveyThence North 10 6/4 Varas to a stake from which a mesquite 3
in dia brs S. 60° 30' E. 3 1/2 Varas. A Do. 3 in dia brs S. 30° 45' E.
6 3/4 VarasThence West 535 Varas to the place of beginning. Containing
one hundred (100) acres more or less. And being the same land deeded
by D. P. Dairge to J. W. Tomlinson, by deed dated November 27, 1884
And by said J. W. Tomlinson & wife deeded to J. R. Stiles by deed dated
September 22nd 1885, both of which deeds are duly recorded in the land Records
of McClulloch County Book "K" page 202 & 203, both of which deeds
are herewith delivered and made a part hereof

TO HAVE AND TO HOLD The above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said

J. R. Cobb his

heirs and assigns, forever. And we do hereby bind Ourselfs our heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto the said

J. R. Cobb

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. ~~But it is expressly agreed and stipulated, that the VENDOR'S LIEN is retained against the above described property, premises and improvements, until the above described notes, and all interest thereon, are fully paid, according to face and tenor, effect and reading, when this Deed shall become absolute.~~

WITNESS our hand at Mason Texas this 27 day of August A. D. 1888

Signed, Sealed and Delivered in Presence of

J. R. Stiles
S. A. Stiles

THE STATE OF TEXAS,

COUNTY OF Mason

BEFORE ME,

Wilson Hays County Clerk in and

in and for Mason

County, Texas, on this day personally appeared J. R. Stiles

and S. A. Stiles wife of

J. R. Stiles known to me

to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said J. R. Stiles

Wife of the said J. R. Stiles, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said S. A. Stiles

acknowledged such instrument to me to be her act and deed, and she declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND and Seal of office, this 27 day of August A. D. 1888

Wilson Hays
County Clerk Mason Co Tex

THE STATE OF TEXAS,
COUNTY OF McCulloch } I, McShan, Clerk of the
County Court of said County, do hereby certify that the above instrument of writing, dated on the 27th
day of August 1887, with its Certificate of Authentication, was filed for record in my office, this
16th day of Dec'r A. D. 1889, at 9 o'clock A. M., and duly recorded the
9th day of Jan'y A. D. 1889, at 3¹⁰ o'clock P. M., in the records of said
County, in Volume WT on Pages 414 & 415

WITNESS my hand and the seal of the County Court of said County, at office in

Brady the day and year last above written.

McShan
Clerk C. C. McCulloch County.

WARRANTY DEED

WITH VENDOR'S LIEN:

Joint Acknowledgment

*J. R. Stites &
S. A. Stites*

} **DEED.**

N. P. Cobb

DATED

the.....day of.....188.....

FILED FOR RECORD.

the *16th* day of *Dec* 188*8*

at *9* o'clock and.....minutes.....M.

W. M. Shan
C. C.

Deputy.

100